



**TOWN of RHINEBECK**

**Planning Board**

**80 East Market Street, Rhinebeck, NY 12572  
Phone: (845) 876-6296 Fax: (845) 876-5885**

**Notice of Public Hearing**

The Town of Rhinebeck Planning Board shall conduct a combined Public Hearing on Monday, July 17, 2017, at 6:50 p.m., or as soon thereafter as may be heard, at the Rhinebeck Town Hall, 80 East Market Street, on the **Applications by Grasmere Mensch LLC for Subdivision Plat Approval (Consolidation of TMPs 135089-6169-00=451779 and 135089-6169-00-554765)** under Town Code Chapter 101, Subdivision of Land, to satisfy certain Dutchess County Health Department requirements **and Amendment of Phase 1 Site Plan Approval** under Town Code Chapter 125, Zoning, to accommodate a modified intersection of the proposed “entrance-only” site driveway with Mill Road, in the matter of the previously approved Country Inn 2 (“Grasmere Farm Hotel Development”) on Mill Road and U.S. Route 9 within the RA10 District, the Hudson River National Historic Landmarks District and the Town’s LWRA. The overall project was previously classified as a Type 1 Action under SEQRA and was the subject of a coordinated review and prior Planning Board actions including acceptance of Draft and Final Environmental Impact Statements (EIS), issuance of a Statement of Findings and a Statement of Consistency with LWRP Coastal Policies, and adoption of Resolutions granting Special Use Permit, Site Plan Approval, Wetlands Permit and a Certificate of Removal or Demolition.

Concurrently with its consideration of the Amendment of the Phase 1 Site Plan Approval Grasmere Mensch, LLC, has requested the Planning Board (1) extend the Special Use Permit, the Phase 1 Site Plan Approval, and the associated Wetlands Permit and Certificate of Removal or Demolition, by a period of one year and (2) amend its prior Resolution approving the Special Use Permit to eliminate the condition a minimum 250-acre parcel be subdivided from within the greater acreage identified within the EIS as such subdivision is not required for a Country Inn 2 under Town Code Chapter 125.

All those having an interest in the Applications and Requests will be given an opportunity to be heard at the Public Hearing and may also submit comments in writing to the Planning Board Clerk not later than 12:00 noon on July 17, 2017. The Applications, Requests and supporting information may be examined prior to the Public Hearing at the Town Hall during normal business hours.

By order of the Planning Board

Michael Trimble, Chair

1T/ Daily Freeman